

63-4-15 ✓ 58-91

Patrick D. Surette and Sandra J. Surette, husband and wife, both of
of Oakland, whose mailing address is RFD # 1 Box 2230, Waterville,
of Maine 04901, County of Kennebec, State of Maine
(being unmarried) for consideration paid,

grant to David Lefebvre and Lydia A. Sy

of Waterville, Maine who mailing address is 71 Pleasant Street,
of Waterville, County of Kennebec and State of Maine
with warranty covenants, as joint tenants, the land in Kennebec
County, State of Maine.

A certain lot or parcel of land with any buildings thereon,
situated in the City of Waterville, County of Kennebec, State of
Maine, more particularly bounded and described as follows, to
wit:

009716

Beginning at an iron pin located in the east side of College
Avenue, and at the northwest corner of land, now or formerly
owned by Donald Rancourt; thence running northerly from the last
mentioned bound and along the east side of College Avenue a
distance of forty-five (45) feet to another iron pin set in the
ground in the east side of College Avenue; thence running in an
easterly direction from the last mentioned bound to another iron
pin driven in the ground at a point which marks the west boundary
of land of the Maine Central Railroad; thence running southerly
from the last mentioned bound and along the westerly boundary of
land of the Maine Central Railroad Company to another iron pin
set in the ground at a point which marks the northeast corner of
land, now or formerly owned by Donald Rancourt; thence running
westerly and along the northerly boundary of land of said Donald
Rancourt to the point of beginning.

This deed is subject to all the reservations and exceptions
contained in the deed from Charles F. Rancourt to the Waterville
Community Center, Inc., dated December 22, 1947 recorded in the
Kennebec Registry of Deeds and the Grantees herein hereby
covenant and agree for themselves, their heirs and assigns to
build and maintain at their sole expense along that part of the
above described premises which abuts land occupied by the Maine
Central Railroad Company any fence which the said Company has
constructed or which may be desired or required at any time
hereafter, or which any law or government authority may require
to be constructed by the Grantors or the Maine Central Railroad or
the Grantees, their heirs, successors and assigns. This covenant
is to run with the land herein conveyed, and is to be binding
upon the Grantees, their heirs and assigns forever.

Provided, however, that this conveyance is made upon the
following expressed conditions and covenants, all of which are
hereby declared to run with the land conveyed, and to which the
Grantees for themselves, their heirs and assigns, hereby consent
and covenant to observe and keep, that is to say, that the said
Grantees, their heirs or assigns, will not use any of the above
described real estate for the purpose of operating a restaurant,
grocery store, fruit stand or any other business directly or
indirectly connected with the sale of food.

Meaning and intending to convey the same premises described
in a Warranty Deed dated September 22, 1986 from William M. Clark
and Laurie J. Clark to the grantors herein and recorded in
Kennebec County Registry of Deeds, Book 3034, . Page 168.

~~Wife of said grantor, joins as grantor and releases all rights by descent and all other rights~~

Witness our hands and seal this 30th day of April 1987
Beatrice Dostie Patrick D. Surette
Beatrice Dostie Sandra J. Surette 5-1-87
Patrick D. Surette
Sandra J. Surette

State of Maine, County of Kennebec ss.: 4/30 19 87

Then personally appeared the above named Patrick D. Surette and Sandra J.
Surette and acknowledged the foregoing instruments to be their free act and deed.

Before me, Beatrice Dostie
Beatrice Dostie
Commissioner Date Expires: 5/25/92

- ☐ Justice of the Peace
- ☐ Attorney at Law
- ☒ Notary Public



BK3145PG 188

TRANSFER
TAX
PAID

1987 MAY -5 AM 9:00